

**Mount Olive Planning Board
Summary Minutes
March 16, 2023**

Meeting opened at 7:00 pm with Pledge of Allegiance followed by roll call:

ATTENDANCE:

Planning Board Members:

Present:

Mr. Weiss, Ms. Natafalusy, Mr. Schaechter, Mr. Forlenza, Ms. Mott, Mr. Mania, Mr. Nelson, Mr. Batsch, Mr. Shanaphy

Excused:

Mr. Scapicchio, Mr. Galop

Board Professionals:

Chuck McGroarty, P.P., AICP

Mike Vreeland, P.E., C.M.E.

Jeffrey Keller, Ph. D. (arrived 7:07 PM)

James Bryce, Esq.

Mary Strain, PB Secretary

MINUTES

Minutes of February 16, 2023 - approved.

RESOLUTIONS

PB 22-12 JAS Group Ent., Continental Crossing, Block 105, Lot 1, Block 106, Lots 2 & 3- approved

PB 22-16 NJRD Invest LLC, 325 & 327 Route 46, Block 7702, Lots 21 & 22 - approved

PB 23-01 Quinlan Development Group, 89 Route 46, Block 4100, Lot 85 – approved

PB 22-14 Garden State, 484 Route 46, Block 8301, Lot 11- approved

APPLICATIONS FOR PUBLIC HEARING

PB 22- 32 Johnson Dodge

413 Route 46, Block 8400, Lot 1

Preliminary & Final Site Plan w/variance

Appearing for the applicant: Michael Selvaggi, Esq., John Johnson, Jr., applicant, Joshua Tiner, PE of Redcom Design & Construction, LLC, John McDonough, PP of John McDonough Associates, LLC.

Mr. Selvaggi provided overview of the application. John Johnson, Jr. was sworn and testified the application consists of three facets of renovations, which include manufacturer remodeling requirements so as to provide a service overhand area where service writers can accommodate customers, the addition of a 5,495 square foot service bay area for repair of commercial vehicles, and the expansion of the show room with modernized façade.

Joshua Tiner, PE, testified as to the existing conditions with Exhibit A-1: *Aerial Exhibit* prepared by Redcom Design & Construction LLC dated 12/2/2022 describing the approximate 5.07 acres in size and the building footprint of 21, 851 square feet. With Exhibit A-2 *Site Plan Rendering* prepared by Redcom Design & Construction LLC dated 12/2/2022 Mr. Tiner indicated that the Applicant is seeking two additions to the structure including a 1,369 square foot addition in the right front of the building that will have an 82.6 foot setback and a 5,495 square foot addition to the left end of the

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existing building that will have a 77.2 foot setback. Total additions will equate to 6,864 square feet and result in a building that is 20,715 square feet in size. The proposed floor area ratio will fully comply and the impervious coverage is actually being reduced. Mr. Tiner noted that the two variances pertain to frontage setbacks where 90 feet is required and the additions will create conditions of an 82.6 and 77.2 foot setbacks. Mr. Tiner testified that the parking spaces and proposed signage are compliant. One free standing lighting pole will be removed and replaced with five building mounted lights. Additional landscaping will be done to the satisfaction of the Board. A new sprinkler system will be added. Mr. Tiner noted the property will have ADA compliance and agreed to the Engineer's review memorandum for additional striping. Noncompliant inlet grates and curb pieces will be upgraded. The applicant will comply with any requirement of the Fire Marshal.

John McDonough PP, was sworn to provide Planning testimony. Mr. McDonough provided the Board various photo compilations with Exhibit A-5: *Set of Six Aerial Drone View Photos of subject site, identified as 1. Southeast, 2. East, 3. Northeast, 4. North, 5. West, 6. South.* Mr. McDonough addressed the two variances that require relief relating to the dimensional front yard setbacks as c-1 variances.

No public came forward. The Board voted in favor 9 in favor with none opposed to approve the site plan and variances.

PB 22-25 Speicher, Michael

Old Ledgewood Road, Block 4200, Lots 16, 16.03, 19 & 20
Minor Subdivision, d variance, Site Plan

Application carried to May 18, 2023 public meeting.

With no further business the Board adjourned at 8:09 pm.